

Defining Local Conditions

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Floodplain Resource
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Know your Land Base

- Undeveloped Public Land
- Managed Agricultural Land
 - Pasture and Hay Ground
 - Cropland
 - High-value Crops
- Rural Residential
- Urbanized Areas



Know the Local Flooding Patterns & Hazards

- Ice Jams ~ December ~ March
- Snowmelt +/- Frozen Ground ~ March
- Rain Events +/- snowmelt ~ June
- Debris jams
- Channel Migration
- Groundwater Rise

Ice Jams



Debris Jam



Channel Migration

W. Gallatin, June 1986



Precipitation Coinciding with Peak Runoff



What's in Your Toolbox?



Flood Insurance Study

Flood Insurance Rate Maps

Floodplain Regulations

Time to Upgrade Your Toolbox

- Pre-disaster Mitigation Plans
- Growth Policy
- Neighborhood Plans
- Subdivision Regulations
- Zoning Regulations



Opportunities to Create a Better Link Between Land Use Planning & Floodplain Management



- Growth Policy
- Neighborhood Plans
- Subdivision Regulations
- Zoning Regulations

Growth Policy

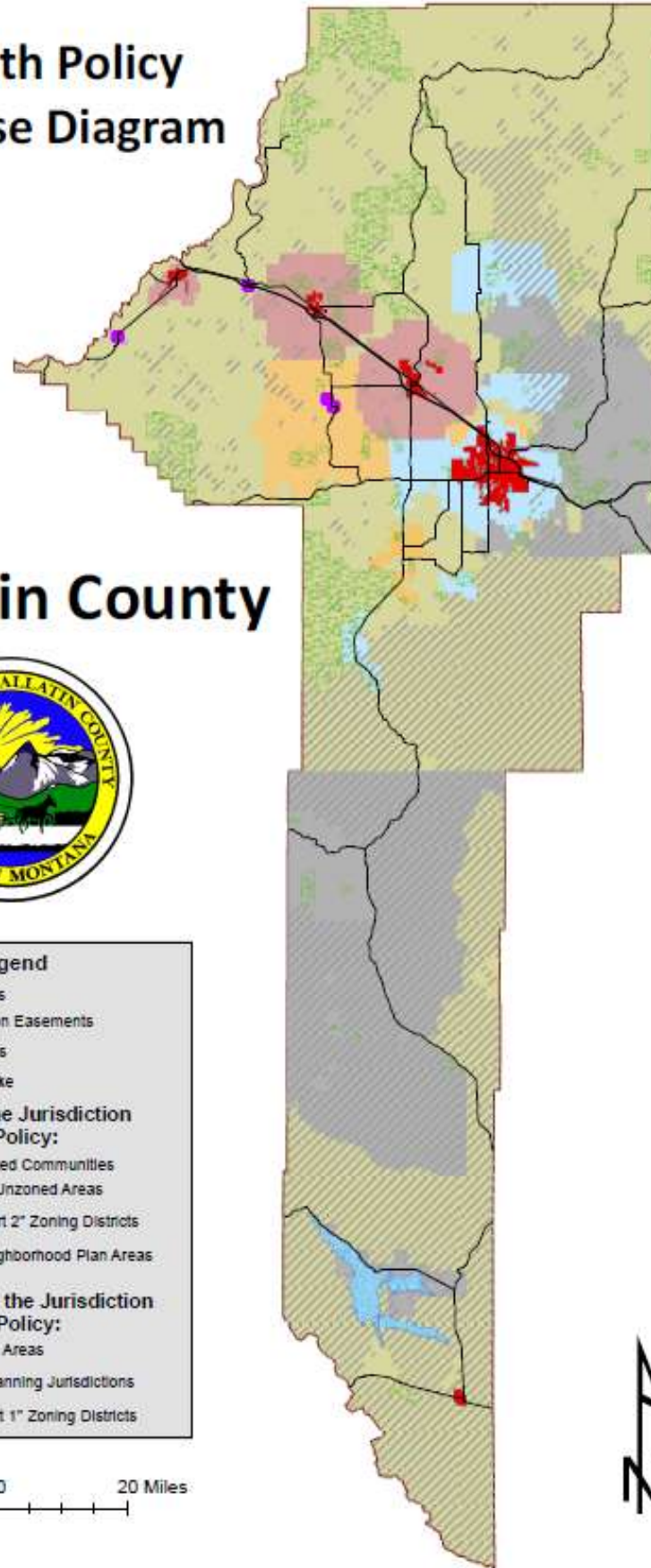
- Section 76-1-601 et. seq. Mont. Code Ann
- Comprehensive land use plan ~ not regulatory*
- Explains how community will deal with land use change over time
- Mandatory and optional components
- Inventory of existing characteristics and features
 - Land Use
 - Natural Resources
 - Public Facilities

Growth Policy Land Use Diagram

Gallatin County



0 5 10 20 Miles



Growth Policy continued

- Must include community goals and objectives

Health & Safety example:

Goal 1: Protect human life and property from natural hazards.

Policy 1: Discourage development in natural hazard areas where the potential hazard(s) cannot be mitigated.

Policy 3: Discourage development in flood-prone areas in order to protect life and property from flooding.

Growth Policy continued

Must include an evaluation of the potential for fire and wildland fire in the jurisdictional area, including whether or not there is a need to:

1. Delineate the wildland urban interface; and
2. Adopt regulations requiring:
 - Defensible space around structures;
 - Adequate ingress and egress to and from structures and developments to facilitate fire suppression activities; and

Growth Policy continued

May include an infrastructure plan, but if so, must describe how projected development as outlined in that plan could adversely impact:

1. The safety of people and property due to threats to public health and safety, including but not wildfire, flooding, erosion, water pollution, hazardous wildlife interactions, and traffic hazards;
2. Natural resources, including but not limited to forest lands, mineral resources, streams, rivers, lakes, wetlands, and ground water; and
3. How any identified adverse impacts will be mitigated.

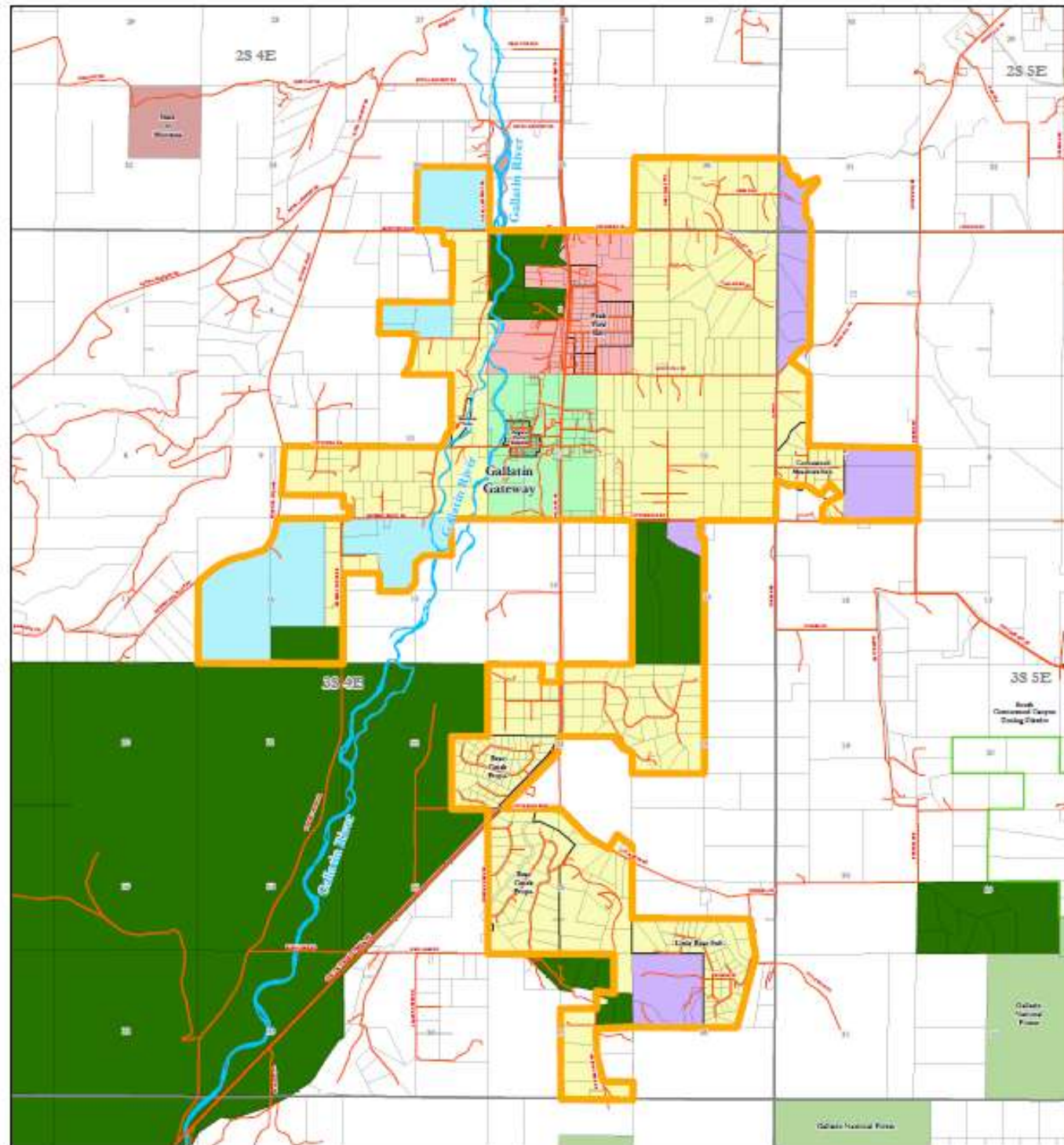
Neighborhood Plan

- Section 76-1-601(4)(a) Mont. Code Ann
- A neighborhood plan is adopted under the umbrella of the Growth Policy but because of its limited geographic scale, items that are addressed in a general manner in the Growth Policy can be addressed with a higher degree of detail in a neighborhood plan.
- Not regulatory*
- Projected Development Trends
- Goals and Objectives
- Future Land Use Map

Gallatin Gateway Neighborhood Plan Area

Gallatin County, Montana

05-09-2011



NOTE: This map is a visual representation only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. For additional information, please refer to the Gallatin County Planning Department web site link from www.gallatin.mt.gov or call 592-3130.

- Roads
- Gallatin Gateway Neighborhood Plan Area
- South Gallatin Gateway Zoning District
- State Lands
- Federal Lands
- Conservation Easements

- Highway South
- Rural South
- Existing Developments
- Rural East
- Rural West
- Highway North
- Core



MAP PREPARED BY:
GALLATIN COUNTY, MT
GIS DEPARTMENT AND
PLANNING DEPARTMENT
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Subdivision Regulations

- Section 76-3-101 et. seq. Mont. Code Ann
- Regulates divisions of land into lots less than 160 acres
- Included in Purpose Statement:
 - to promote the public health, safety, and general welfare by regulating the subdivision of land
 - to require development in harmony with the natural environment

Subdivision Regulations continued

- Section 76-3-504 et. seq. Mont. Code Ann. says that Subdivision Regulations must:
- Require the subdivider to provide an Environmental Assessment
- Provide for identification of areas that because of natural or human-caused hazards are unsuitable for subdivision development
- Prohibit subdivision for building purposes within the floodway

Subdivision Regulations continued

- Opportunity to establish development standards (e.g. limit subdivision within 100-year floodplain, provide for setbacks from watercourses, etc.)
- Sets forth burden of proof for subdivider (e.g. when is a subdivider required to perform a flood study on a stream that does not have a mapped floodplain and in addition to flood study what additional information must they provide)
- Subdivisions must be reviewed for consistency with the adopted Growth Policy
- Adverse impacts identified through the review process must be reasonably mitigated

Zoning

- Title 76, Chapter 2 Mont. Code Ann., authority is quite broad
- Establishes requirements that all land use and development must meet.
- In Montana we have citizen-initiated, county-initiated, municipal, and emergency zoning.
- Generally limits use of land, height, setbacks, maximum lot coverage, etc.
- Zoning can be used to identify and regulate flood prone properties that may be known to a community but not included on Flood Insurance Rate Map.

Challenges

- The public process - getting the right members of the public involved in the process can be tricky
- Coordinating with other agencies and departments can be difficult
- Consistency with other existing plans and regulations doesn't always happen (e.g. what does our PDM tell us about future land use patterns and how should that be incorporated into the growth policy?)
- Lack of political will and/or public support

Questions?



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